

for sale

offers in the region of **£185,000** Freehold



## Edith Road SMETHWICK B66 4QY

This mid terrace property is briefly comprises of through lounge, kitchen, three bedrooms, ground floor family bathroom and rear garden. This property is a must view! Don't miss out on this opportunity. Call our team today to get your viewing booked in on 0121 420 3611.

Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes



# Property Details

## **Reception Room One** 14' 3" 1 x 11' 2" ( 4.34m 1 x 3.40m )

Window to the front aspect double glazed, laminate flooring with access to the second reception room and UPVC door to the front aspect.

## **Reception Room Two** 12' 8" x 11' 3" ( 3.86m x 3.43m )

Double glazed window to the rear aspect, access to kitchen and stairway to first floor, laminate flooring, ceiling light point, radiator and fire place.

## **Kitchen** 11' 8" x 6' 2" ( 3.56m x 1.88m )

Fitted kitchen with range of wall and base units, tiled flooring, wall and base units, sink with drainer, window to side aspect, part tiled walls, plumbing for washing machine, ceiling light point and radiator.

## **Bathroom**

Ground floor family bathroom with window to the side aspect double glazed, W.C, wash hand basin, fitted bath, tiled walls and tiled floors, ceiling light point and radiator.

## **Bedroom One** 11' 3" x 13' 4" ( 3.43m x 4.06m )

Double glazed Window to the front aspect, laminate flooring ceiling light point and radiator.

## **Bedroom Two** 11' 3" x 13' 4" ( 3.43m x 4.06m )

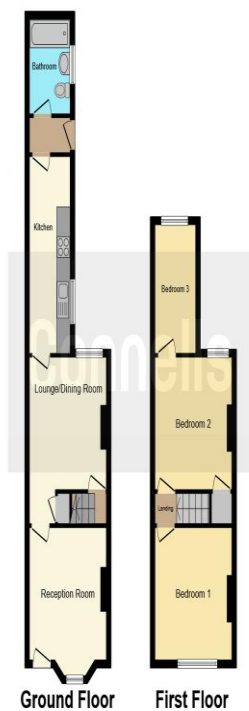
Double glazed window to the rear aspect, ceiling light point, laminate flooring and radiator

## **Bedroom Three** 6' 3" x 10' 11" ( 1.91m x 3.33m )

Double glazed window to the rear aspect, ceiling light point, laminate flooring and radiator.

## **Rear Garden**





To view this property please contact Connells on

**T 0121 420 3611**  
**E [bearwood@connells.co.uk](mailto:bearwood@connells.co.uk)**

122-123 Poplar Road Bearwood  
SMETHWICK B66 4AP

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: BEA311458 - 0004

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)